

Vicinity Map **1**
 Miramar Ranch North Community Plan **FIGURE**

SECTION 1: INTRODUCTION

The Miramar Ranch North Community Plan (Plan) and accompanying Environmental Impact Report (EIR) are required by the City of San Diego for the orderly, sensitive and appropriate development of lands north of Miramar Reservoir. Preparation of the Plan was officially made possible with the San Diego City Council's recognition of the Miramar Ranch North planning committee and the planning area boundary in January 1979, per Resolution No. 222650. The planning committee, which was composed of residents of Scripps Miramar Ranch and developers and landowners in the planning area, was charged with assembling and recommending a community plan for City adoption. The City Council adopted the Plan on March 4, 1980, by Resolution No. 251317. On June 28, 1984, the Planning Commission authorized planning staff to proceed with an amendment to the Miramar Ranch North Community Plan.

The area encompassed by the Plan is designated a planned urbanizing area in the 1979 Progress Guide and General Plan (General Plan) of the City of San Diego. The area is permitted to develop prior to 1995, provided urbanization occurs in an orderly, contiguous manner and public facilities are provided concomitant with growth.

1.1 LOCATION OF THE PLANNING AREA

The Miramar Ranch North community is located in the north central part of the San Diego Metropolitan area, predominantly within the northeast limits of the City of San Diego. It lies on the east side of Interstate 15 (I-15), north of Scripps Miramar Ranch, about 16 miles north of the San Diego central business district and 13 miles south of the city of Escondido. **Figure 1** illustrates the location of the Miramar Ranch North area in the San Diego region.

Nearby existing communities include Mira Mesa to the southwest, Peñasquitos East to the northwest, Poway to the northeast and Scripps Miramar Ranch to the south. These communities are currently experiencing growth under recently approved community plans. New communities presently being developed include Sabre Springs and Carmel Mountain Ranch along I-15 to the north of Miramar Ranch North.

1.2 PLANNING AREA DESCRIPTION

The Miramar Ranch North planning area is shown in **Figure 2**. The community is roughly bounded by the Peñasquitos Creek valley to the north, the City-county line to the east, the Scripps Miramar Ranch Community Plan boundary and Miramar Lake to the south and I-15 to the west. The planning area encompasses approximately 1,835 acres, including Cypress Canyon, which runs east-west through the property.

1.3 SCOPE AND PURPOSE OF THE PLAN

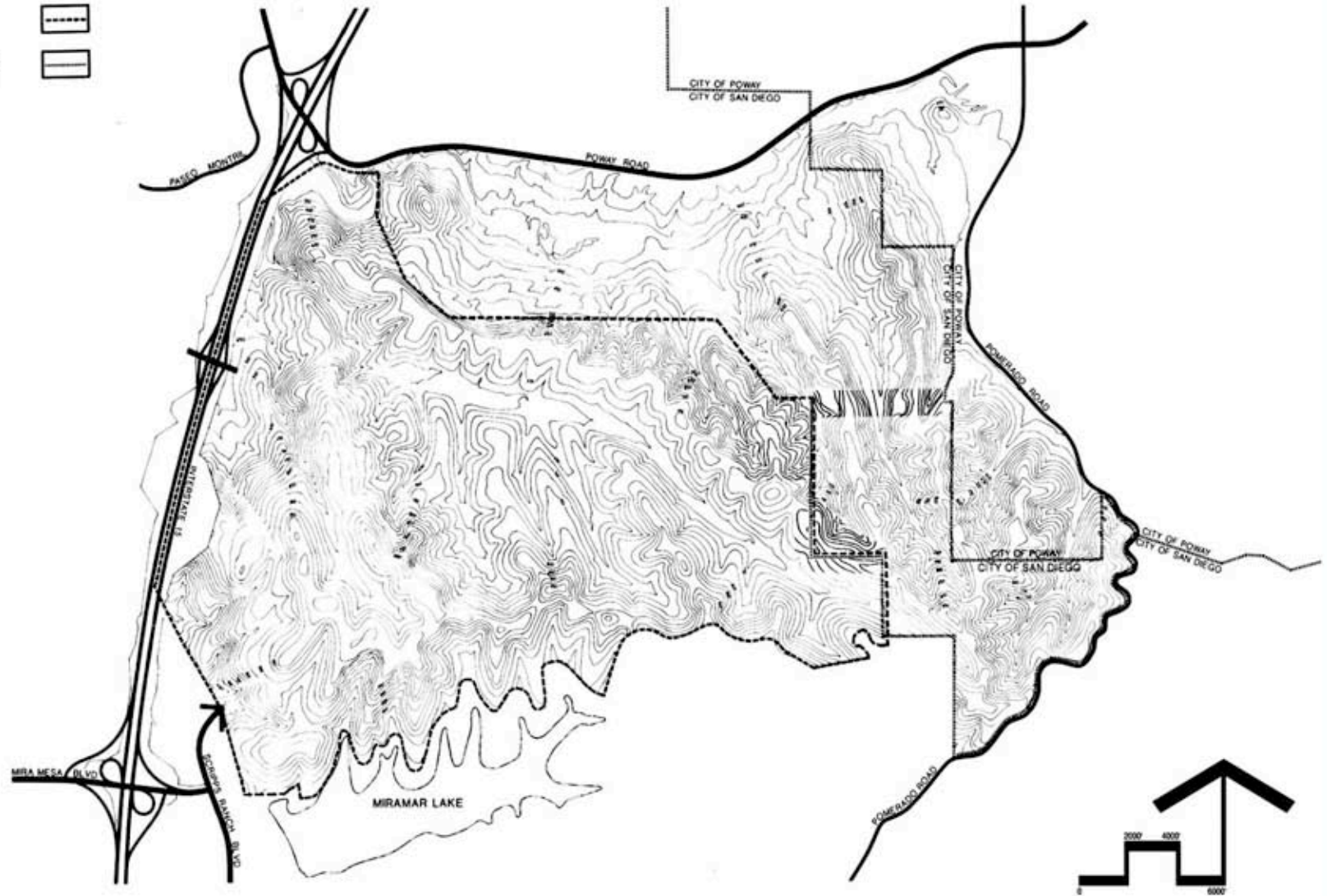
The purpose of the Plan is to provide guidelines for future public and private development within the Miramar Ranch North community through 2000. The Plan includes a series of goals and objectives established for the community which are consistent with citywide

LEGEND:

PLANNING AREA
BOUNDARY



MUNICIPAL BOUNDARY



Planning Area

2

Miramar Ranch North Community Plan

FIGURE

policies. To implement these goals and objectives, a number of development proposals and implementation tools are set forth in the Plan. In addition, the phasing of development and community facilities is discussed.

The Plan should not be considered a static document. Instead, it is intended to provide guidance for the orderly growth of the Miramar Ranch North community. In using the Plan as a guideline and development control instrument, it should be recognized that changes in the marketplace, changes in the national and regional monetary situations, and changes in national, state and local land use policy and law all demand a flexibility in interpretation of this document, as well as the need for continuing review and modification where interpretive change is inappropriate.

This Plan does not consider land use on a block-by-block basis. Therefore, reasonable interpretation of its objectives and proposals is expected for implementation of the Plan. However, the development proposals and design guidelines set forth in this document should be implemented to the maximum extent possible.

1.4 COMMUNITY PLANNING PROCESS

The Plan embodies a lengthy community planning process. The steps in this process are outlined in **Table 1**.

The Plan was prepared by a private planning consultant working closely with the City of San Diego Planning Department staff and the Miramar Ranch North planning committee. The consultant was largely responsible for conducting the necessary research, drafting the community plan elements and acting as a liaison between Planning Department staff and the planning committee. Planning Department staff provided technical assistance when necessary and reviewed materials prepared by the consultant for consistency and compliance with established City policies and documents. Planning committee responsibilities included reviewing Plan alternatives, proposing goals and objectives and selecting Plan proposals. In addition, the planning committee and the Scripps Ranch and Miramar Ranch North communities are expected to be instrumental in the implementation of the adopted Plan.

Adoption of this Plan by the City Council can occur only after the Plan has been discussed at public hearings held by both the Planning Commission and City Council. Section 65860 of the California Governmental Code requires consistency between zoning regulations and adopted plans. This requirement will result in additional public hearings on rezoning requests within the planning area, which must be filed with subdivision and other development requests. Amendment of City ordinances such as subdivision, building, or other developmental controls must also be enacted through the regular legislative process. Similarly, some financing measures for public facilities proposed herein must be approved by the City Council.

Preparation of the Plan included consideration of its relationship with planning programs and development patterns in the surrounding areas of Scripps Miramar Ranch, Sabre Springs, Mira Mesa, Peñasquitos East and Poway. The relationships to Scripps Miramar Ranch were considered especially important, due to its immediate proximity to the planning area.

Proposals within the Plan have also been coordinated with the General Plan. Any differences that occur between this Plan and other plans and programs, whether at the time of adoption or in future reviews, are expected to be resolved during the course of related public hearings.

Finally, the translation of this Plan into actual development should be undertaken in complete conformance with City Council Policy 600-10 and all other appropriate City Council policies. This will ensure the provision of necessary public facilities as succeeding phases of urbanization occur in the Miramar Ranch North community.

For the 40-acre portion of the planning area currently within the county of San Diego, annexation into the City of San Diego is required prior to the actual implementation of this Plan within that 40 acres. The rezoning recommended herein should provide the basis for the City's rezoning required for LAFCO approval.

Prior to the recordation of any map approved subsequent to this amendment, a public facilities financing plan (PFFP) should be approved in accordance with Council Policy 600-28.

TABLE 1
COMMUNITY PLANNING PROCESS

1. Formation of a planning committee (the Miramar Ranch North planning committee) and delineation of a planning area recognized by the City Council.
2. Inventory of existing conditions prepared by the planning consultant with community and Planning Department staff input.
3. Analysis and projection of trends by the planning committee with assistance from the planning committee.
4. Formulation of goals and objectives by the planning committee with assistance from the planning consultant.
5. Development of Plan proposals by the consultant with community and Planning Department staff review.
6. Plan adoption by the Planning Commission and City Council.
7. Plan implementation by public and private means.
8. Plan review and revisions to reflect changes occurring or anticipated in the community.